

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

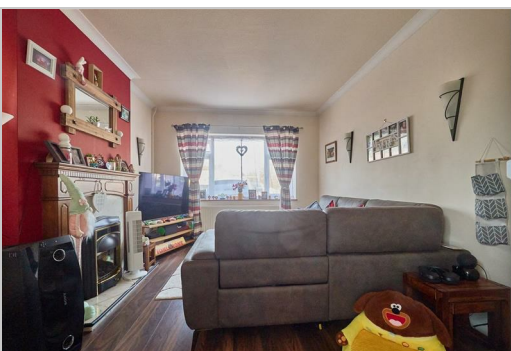
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**6 ELWELL AVENUE, BARWELL, LE9 8FH**

**ASKING PRICE £240,000**

Impressive semi detached family home on a large sunny plot close to open countryside. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Well presented and much improved including wooden flooring, feature fireplace, modern fitted kitchen, refitted bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, dining kitchen and large UPVC SUDG conservatory with attached brick built utility room with WC, gallery landing with possibility of creating a fourth bedroom (STPP). Three good bedrooms and bathroom with shower. Wide driveway to single garage. Large sunny rear garden with shed. Viewing recommended. Carpets, blinds, cooker and shed included.



## TENURE

Freehold  
Council Tax Band C  
EPC Rating D

## ACCOMMODATION

UPVC SUDG front door with matching side panel to

## ENTRANCE PORCH

With overhead lighting, further original white wood panel and glazed double door with side panel to

## ENTRANCE HALLWAY

With wood finish laminate wood strip flooring, radiator, built in floor to ceiling coats cupboard and storage cupboard. Walnut finish laminate wood strip flooring. Digital thermostat for the central heating system, telephone point and stairway to first floor.

## LOUNGE TO FRONT

13'11" x 11'2" (4.26 x 3.42)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Walnut finish laminate wood strip flooring, double panelled radiator, TV aerial point and coving to ceiling.



## FITTED DINING KITCHEN TO REAR L SHAPED

20'0" max x 13'2" max (6.10 max x 4.02 max)



## DINING AREA

With radiator.



## KITCHEN AREA

With a range of beech finish fitted kitchen units consisting inset double bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above including a breakfast bar, tiled splashbacks. Further matching range of wall mounted cupboard units and wine rack. Integrated extractor hood. Appliance recess points and plumbing for a dishwasher and washing machine. New World cooker included and ceramic tiled flooring.



### CONSERVATORY TO REAR

20'3" max x 11'11" max (6.19 max x 3.64 max)

With wood finish laminate wood strip flooring, double panelled radiator, double and single power point and UPVC SUDG double glazed French doors leading to the rear garden.



### SEPARATE WC/UTILITY ROOM

5'4" x 6'3" (1.63 x 1.93)

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks. Wall mounted double cupboard, plumbing for automatic washing machine and vent for a tumble dryer.

### FIRST FLOOR LANDING

With spindle balustrades, radiator. Loft access. Door into the eaves offering boarded storage space with lighting and ample room to create a 4th bedroom (STPP). Door to



### BEDROOM ONE TO FRONT

11'1" x 14'1" (3.38 x 4.30)

With a range of fitted bedroom furniture in white consisting one double and one single wardrobe unit, cupboards above and radiator.



### BEDROOM TWO TO REAR

11'2" x 9'11" (3.42 x 3.03)

With radiator.



### **BEDROOM THREE TO REAR**

8'4" x 10'2" (2.56 x 3.10)

With radiator.



### **REFITTED BATHROOM TO SIDE**

7'0" x 6'5" (2.15 x 1.97)

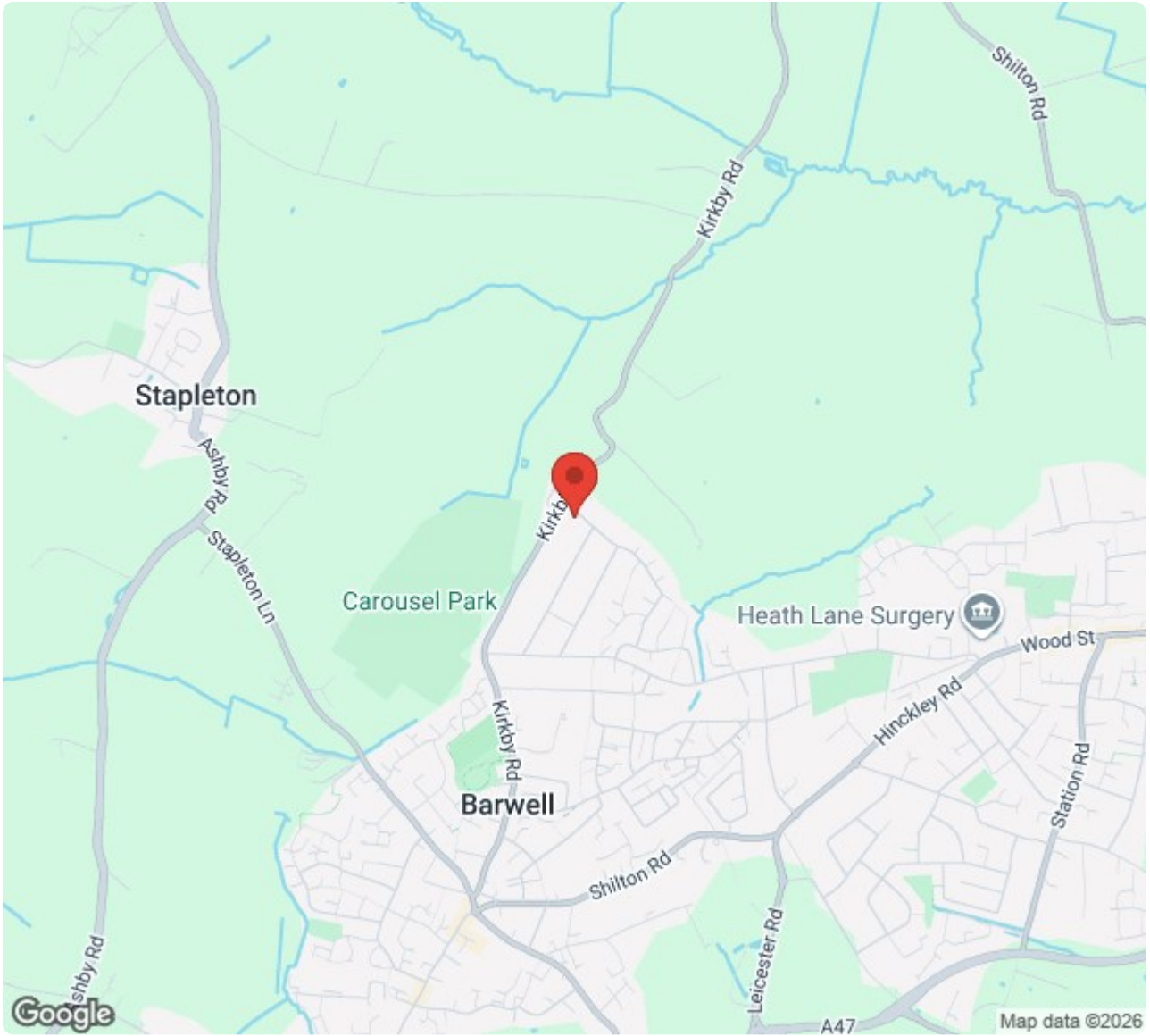
With white suite consisting of a double ended panelled bath, mains rain shower and handheld shower above, vanity sink unit with gloss grey drawers beneath, low level WC, contrasting tiled surrounds. Radiator and extractor fan. The bathroom also houses the gas condensing boiler for central heating and domestic hot water.



### **OUTSIDE**

The property is set back from the road screened behind a brick retaining wall having a full width tarmac driveway to front offering ample car parking for approximately three cars leading to a single integral garage measuring 2.42m x 4.76m with an up and over door to front, light and power. The gas and electric meters are also housed in the garage. A slabbed pathway and timber gate lead down the side of the property to the large rear garden which is enclosed by panelled fencing and mature hedging having a deep full width slabbed patio adjacent to the rear of the property beyond which is picket fencing beyond which is a further patio beyond which the garden is principally laid to lawn. The garden has a sunny aspect, outside light and outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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